

Rent Comparability Grid

Unit Type →

Subject's FHA #:

Subject			Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Project Name		Data	Project Name		Project Name		Project Name		Project Name		Project Name	
Street Address		on	Street Address		Street Address		Street Address		Street Address		Street Address	
City County		Subject	City County		City County		City County		City County		City County	
A. Rents Charged			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?											
2	Date Last Leased (mo/yr)											
3	Rent Concessions											
4	Occupancy for Unit Type		%		%		%		%		%	
5	Effective Rent & Rent/ sq. ft											
In Parts B thru E, adjust only for differences the subject's market values.												
B. Design, Location, Condition			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories											
7	Yr. Built/Yr. Renovated											
8	Condition /Street Appeal											
9	Neighborhood											
10	Same Market? Miles to Subj											
C. Unit Equipment/ Amenities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms											
12	# Baths											
13	Unit Interior Sq. Ft.											
14	Balcony/ Patio											
15	AC: Central/ Wall											
16	Range/ refrigerator											
17	Microwave/ Dishwasher											
18	Washer/Dryer											
19	Floor Coverings											
20	Window Coverings											
21	Cable/ Satellite/Internet											
22	Special Features											
23												
D Site Equipment/ Amenities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)											
25	Extra Storage											
26	Security											
27	Clubhouse/ Meeting Rooms											
28	Pool/ Recreation Areas											
29	Business Ctr / Nbhd Netwk											
30	Service Coordination											
31	Non-shelter Services											
32	Neighborhood Networks											
E. Utilities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)											
34	Cooling (in rent?/ type)											
35	Cooking (in rent?/ type)											
36	Hot Water (in rent?/ type)											
37	Other Electric											
38	Cold Water/ Sewer											
39	Trash /Recycling											
F. Adjustments Recap			Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D											
41	Sum Adjustments B to D											
42	Sum Utility Adjustments											
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E											
G. Adjusted & Market Rents			Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)											
45	Adj Rent/Last rent											
46	Estimated Market Rent		← Estimated Market Rent/ Sq. Ft									

Appraiser's Signature

Date

Attached are
explanations of :

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type